

# FOR SALE

196 WICKSTEED AVENUE AND  
89 RESEARCH ROAD, TORONTO



TWO ROAD FRONTAGES.

**BOSLEY**  

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**COMMERCIAL**

## FOR SALE

196 WICKSTEED AVENUE  
+ 89 RESEARCH ROAD

# THE BUILDING



Employment zoned building constructed of concrete block. Six gas meters, six hydro meters with additional sub. meters sprinklered.

This property offers a variety of unique opportunities: Given it's premium location a short walk from Eglinton and laird, the new laird LRT station (direct underground rail service to Yonge and Eglinton), a multitude of big box retail and thousands of new residential condominium units, it is difficult to imagine what uses may be allowed in this location in the near future. Currently fully tenanted at strong market rates it provided good short or long term income. However, if you need part or all of the building for your own use, all leases contain termination clauses in the event of a sale by providing six months notice.

The building is as unique as the property: Given it's two distinct addresses on two separate streets, this building can easily provide dedicated; entries, shipping, facades, and parking areas for multiple companies. 89 Research Rd provides a newer attractive two storey brick façade with two distinct entries, multiple warehouses, several office components, partial air conditioning, and large windows. Currently Research Rd and Wicksteed Ave are two of only a few roads in the Leaside Business Park that allows legal street parking. 196 Wicksteed offers; an attractive art deco style front building, multiple warehouses, partial air conditioning, and several entries and shipping options. The entire building currently offers; 4 warehouse/showroom areas, two separate office areas (one with access to large roof area), a fully soundproofed recording studio, two parking areas, and multiple loading options. Very bright building with very large windows and 11 skylights.

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# FEATURES

- CIVIC ADDRESS:** 176 Wicksteed Ave and 89 Research Rd, Toronto.
- SALE PRICE:** \$10,249,000.00
- PROPERTY TAX:** \$46,263.35 – 2024
- LOT SIZE:** The subject site has a total frontage of 104 feet on Research Rd and 95.67 feet on Wicksteed Ave, and a depth of 215.94 feet with two outdoor parking areas.  
Total area is: 22,438 sf.
- BUILDING SIZE:** 16,106 sf on the main level and 3,120 sf on the second level. GFA is: 19,226 sf.
- CEILINGS HEIGHTS:** Range from 8 – 15 feet
- CROSSROADS:** Eglinton Ave E and Laird Dr.
- ZONING:** The property is currently zoned Employment 1.0
- TENANCIES:** Currently fully tenanted by three long term tenants.  
All leases contain sale termination clauses with six months notice.
- FINANCING:** Vendor will consider holding first mortgage subject to negotiation.



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# LOCATION



BUILDING AREA  
19,226 SQ.FT



LOT DIMENSIONS  
104 X 215.75 FT



PROPERTY DESCRIPTION  
EMPLOYMENT



LOCATION  
LEASIDE

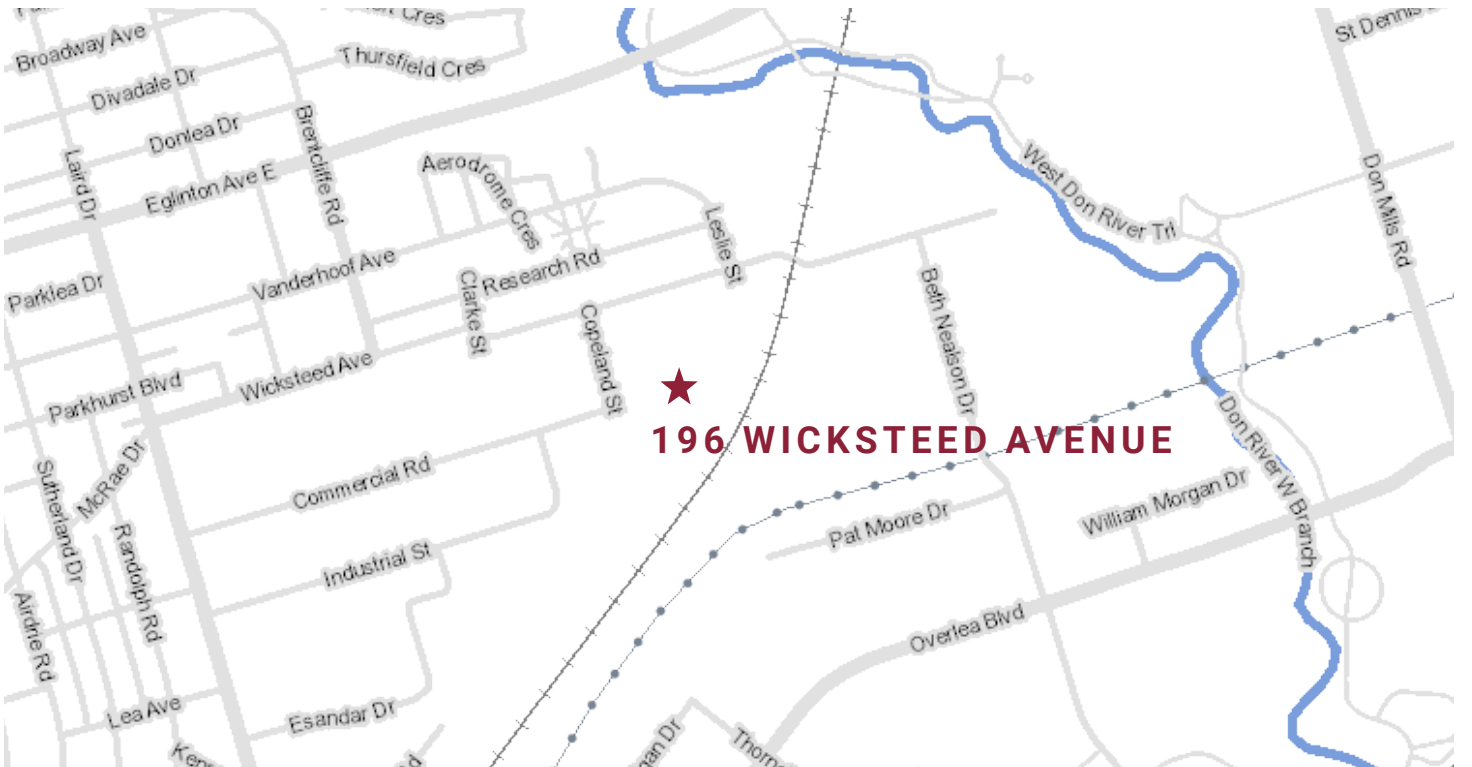


PROPERTY TAXES  
\$46,263.35/2024



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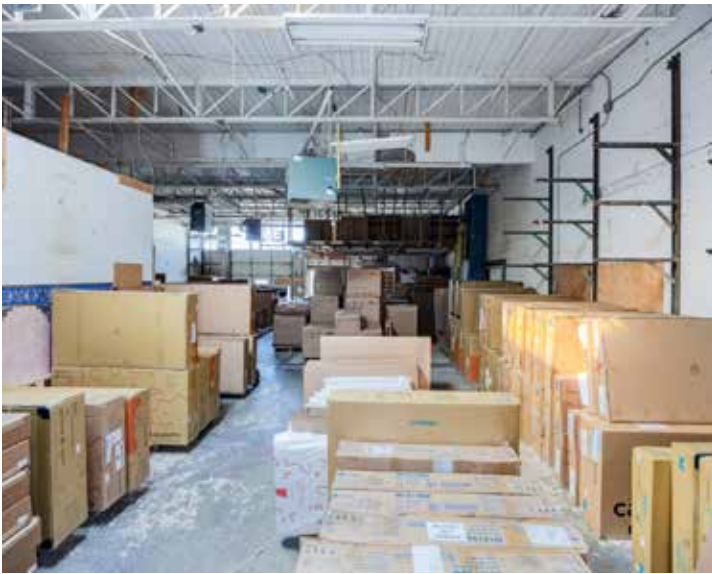
196 WICKSTEED AVENUE  
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**FOR SALE**

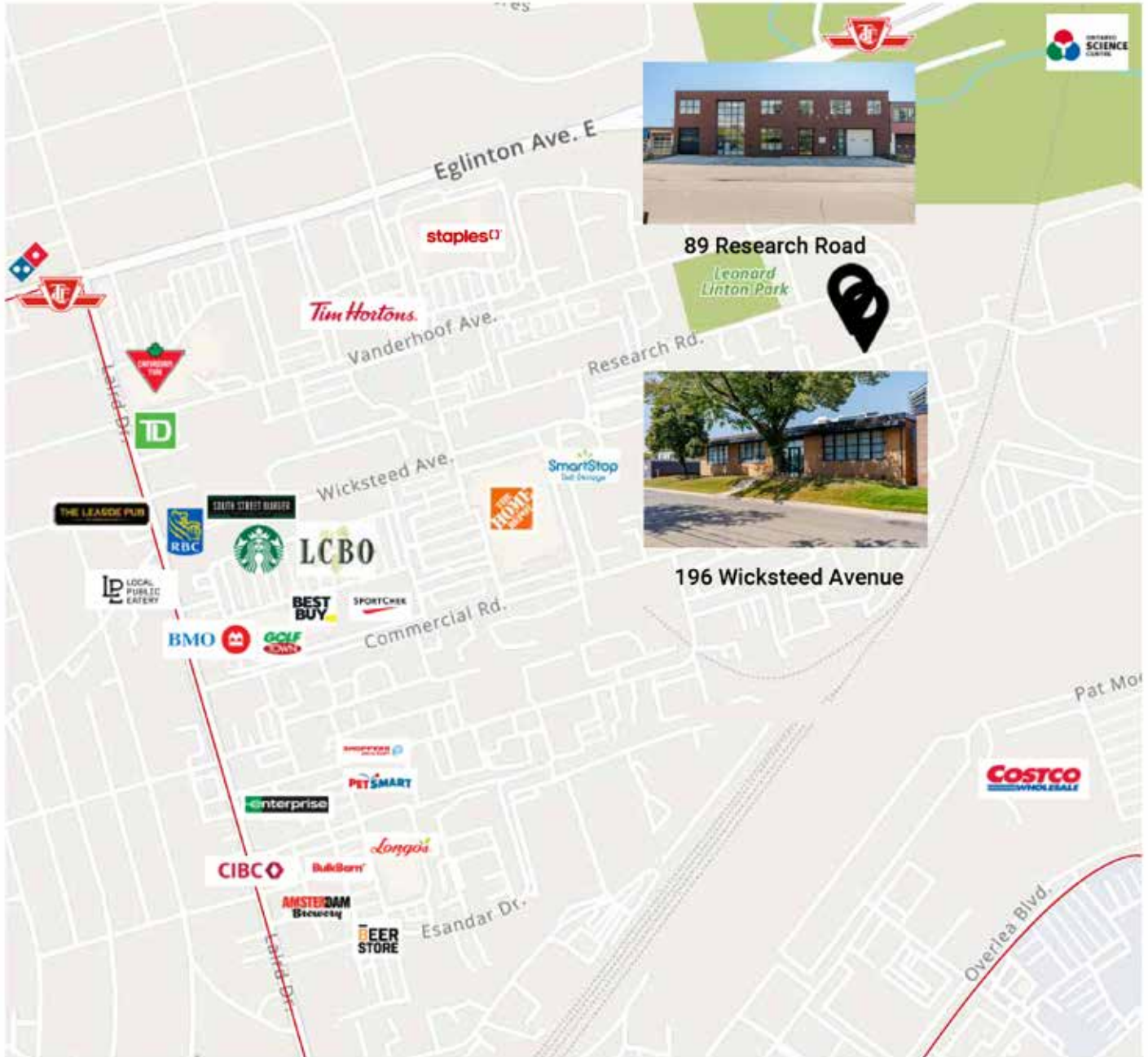
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# AMENITITES



- Amsterdam Brewery
- Best Buy
- BMO Bank of Montreal
- Bulk Barn
- Canadian Tire
- CIBC
- Costco Wholesale
- Domino's Pizza
- Enterprise Rent-A-Car
- Golf Town
- LCBO
- LOCAL Public Eatery
- Longo's Leaside

- Ontario Science Centre
- PetSmart
- RBC Royal Bank
- Staples
- Starbucks
- South Street Burger
- Shoppers Drug Mart
- SmartStop
- Sports Chek
- The Beer Store
- The Home Depot
- The Leaside Pub
- Tim Hortons
- TD Canada Trust
- TTC

TTC routes within the area



**FOR SALE**

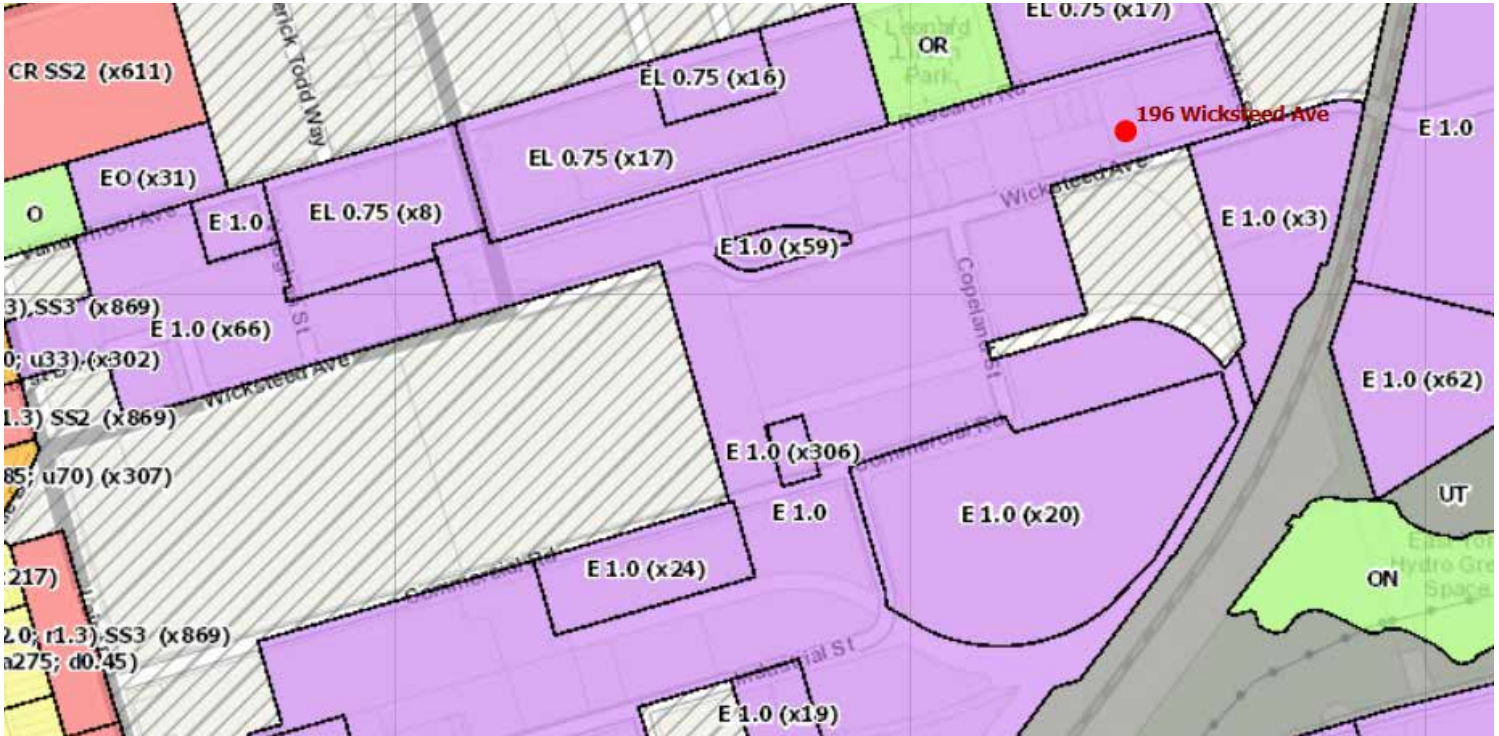
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# ZONING



## ALLOWABLE USES | 60.20.20.10

(1) Use - E Zone

In the E zone, the following uses are permitted:

Ambulance Depot  
Animal Shelter  
Artist Studio  
Automated Banking Machine  
Bindery  
Building Supply Yards  
Carpenter's Shop  
Cold Storage  
Contractor's Establishment  
Custom Workshop  
Dry Cleaning or Laundry Plant  
Financial Institution  
Fire Hall  
Industrial Sales and Service Use

Office  
Park  
Performing Arts Studio  
Pet Services  
Police Station  
Printing Establishment  
Production Studio  
Public Works Yard  
Service Shop  
Software Development and Processing  
Warehouse  
Wholesaling Use [ By-law: OMB PL130592 ]

**ALLOWABLE USES**

Laboratory

All Manufacturing Uses except:

- 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
- 2) Ammunition, Firearms or Fireworks Factory;
- 3) Asphalt Plant;
- 4) Cement Plant, or Concrete Batching Plant;
- 5) Crude Petroleum Oil or Coal Refinery;
- 6) Explosives Factory;
- 7) Industrial Gas Manufacturing;
- 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- 9) Pesticide or Fertilizer Manufacturing;
- 10) Petrochemical Manufacturing;
- 11) Primary Processing of Gypsum;
- 12) Primary Processing of Limestone;
- 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- 14) Pulp Mill, using pulpwood or other vegetable fibres;
- 15) Resin, Natural or Synthetic Rubber Manufacturing;
- 16) Tannery

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**ALLOWABLE USES WITH CONDITIONS | 60.20.20.20**

(1) Use with Conditions - E Zone

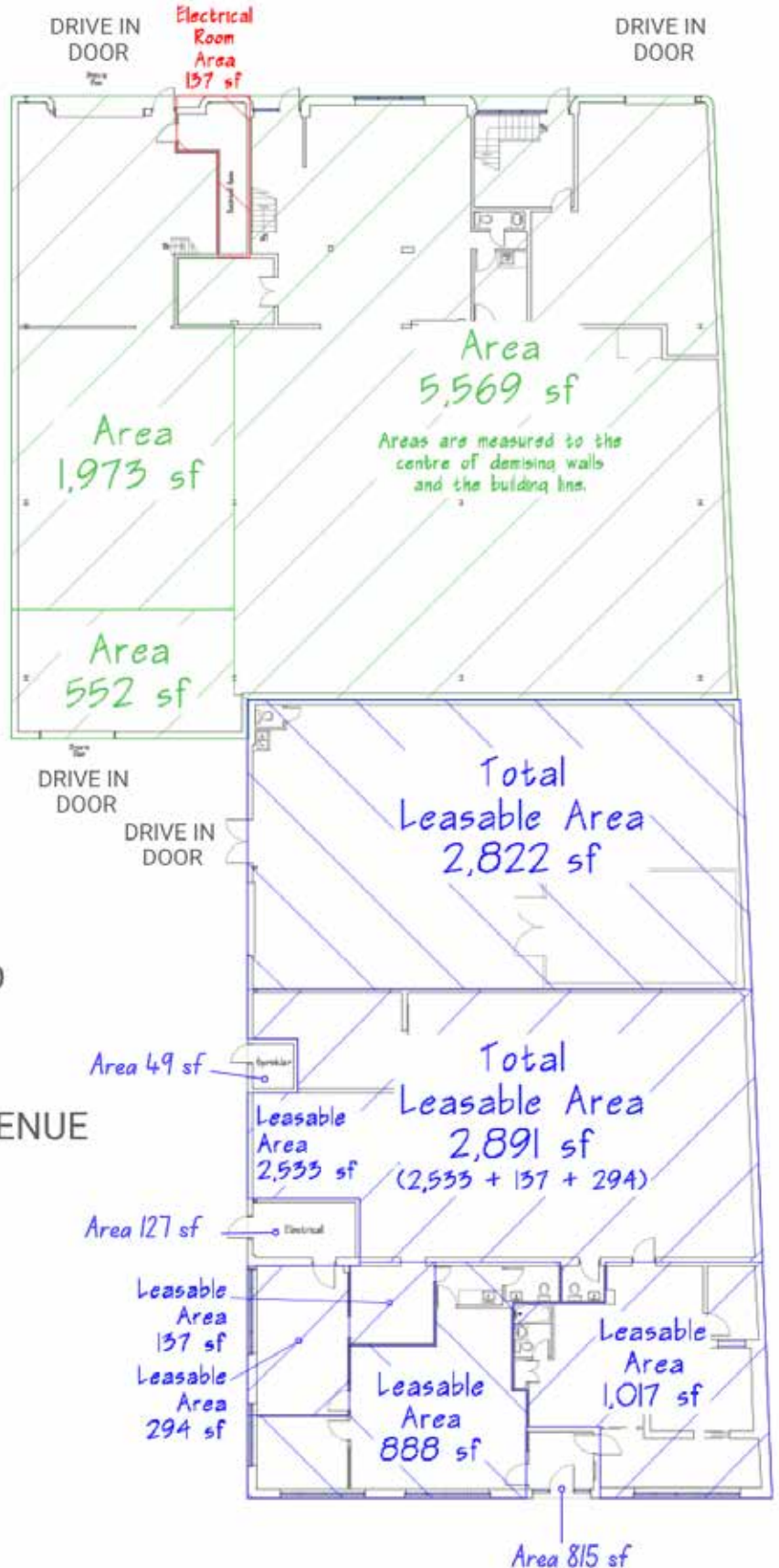
In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marijuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18) [ By-law: 1198-2019 ]

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# FLOORPLANS



## FIRST FLOOR

● = 89 RESEARCH ROAD  
3102 SF.

● = 196 WICKSTEED AVENUE  
7875 SF.




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**SECOND FLOOR**

 = 89 RESEARCH ROAD  
3120 SF.



# CONTACT FOR MORE INFO



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# BOSLEY

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## COMMERCIAL

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\* [HTTPS://WWW.WALKSCORE.COM/SCORE/1153-QUEEN-ST-W-TORONTO-ON-CANADA](https://www.walkscore.com/score/1153-queen-st-w-toronto-on-canada)

\*\* COMMUNITY DEMOGRAPHICS (ACCORDING TO GEOWAREHOUSE)